

Watts Drive

Shepshed, Loughborough, LE12 9UR

John
German



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£120,000

Welcome to Watts Drive, Shepshed, and this superb ground floor apartment that is offered with No Chain sale. Book your tour today on a property that is sure to prove popular.

Upon arrival at Watts Drive you will find allocated parking and the communal front entrance door opening into the communal hall way. From here stairs rise to all floors and access is given to the subject apartment.

Once inside this spacious property, you will find a reception hall way with access to all accommodation. We start our tour in the principal bedroom which has a fitted wardrobe, double-glazed window and access to the en-suite which has a walk-in shower, WC, and wash hand basin.

Bedroom two has a double-glazed window and ample space for furniture.

Next, we move through to the bathroom which is fitted with a matching suite to include panel enclosed bath, WC, and wash hand basin.

Completing the accommodation is the living room which has open plan access to the kitchen / dining area. The living room has a double-glazed window to the front aspect and is the ideal space for relaxing while the kitchen is fitted with a range of matching base and eye level units and work surface areas. Integral appliances include oven, hob and extractor and there is space for a dining table and chairs.

In conclusion, this ground floor apartment is sure to prove popular and would ideally suit a first-time buyer or someone looking to downsize. Book your tour today.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Service charge of £287 paid ever quarter of the year.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

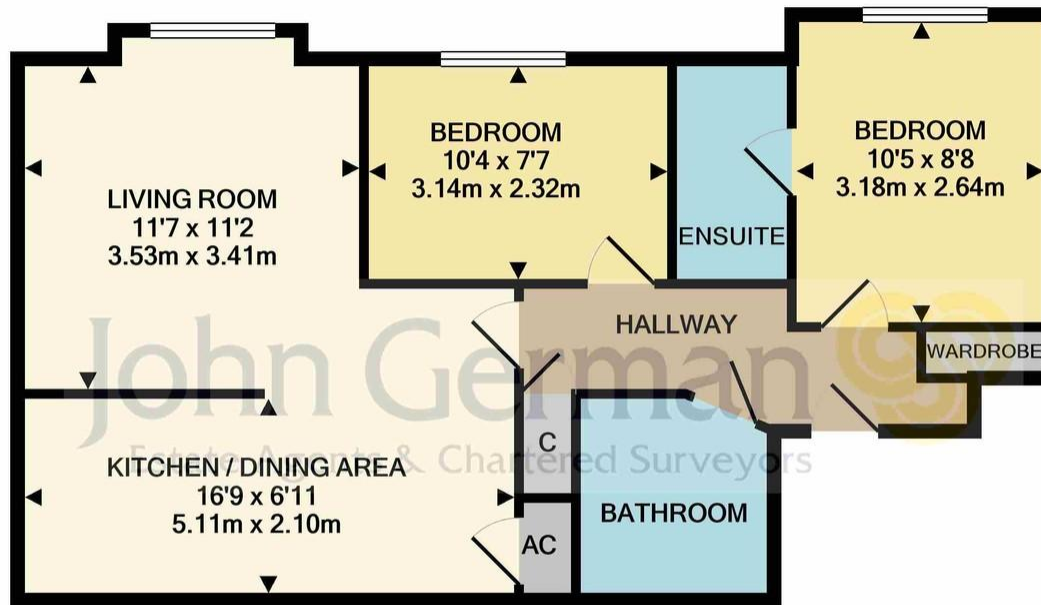
Useful Websites: www.environment-agency.co.uk www.charnwood.gov.uk

Our Ref: JGA/23032021

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

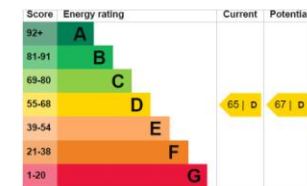
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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